



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA
REVISED ON OCTOBER 2, 2017 AT 4:04 PM

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, October 4, 2017
6:00 P.M.

Previously Continued Cases to a Future Date

22 Billingham Street: (Case #ZBA 2017-79)	
Applicant:	Jonathan Wolfe and Margaret Rosenberg
Property Owner:	Jonathan Wolfe and Margaret Rosenberg
Agent:	N/A
Legal Notice:	Applicants / Owners, Jonathan Wolfe and Margaret Rosenberg, seek a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure to construct a dormer within the required right side yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	9/6, 9/27
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 27, 2017 to continue the application to October 18, 2017.
Current Status:	Previously continued to October 18, 2017.



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Previously Opened Cases that are Requesting a Continuance

118-124 College Avenue: (Case #ZBA 2017-88)	
Applicant:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Property Owner:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Owner, Lacourt Realty, LLC, c/o Mouhab Rizkallah, seeks a Special Permit under §7.3 of the SZO to increase the number of units from four to seven (including one affordable unit) and parking relief under Article 9 of the SZO.
Date(s) of Hearing(s):	9/6, 9/27, 10/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to October 18, 2017.

51 McGrath Highway: (Case #ZBA 2017-46)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4
Staff Recommendation:	Recommends Denial
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to October 18, 2017.

24-28 Mount Pleasant Street: (Case #ZBA 2017-11)	
Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 6, 2017 to continue the application to October 4, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to October 18, 2017.



38 Oliver Street: (Case #ZBA 2017-41)	
Applicant:	Mark J. Ahern & Polly Chin-Ahern
Property Owner:	Mark J. Ahern & Polly Chin-Ahern
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Mark J. Ahern & Polly Chin-Ahern seek Special Permits under §4.4.1 of the SZO to renovate a non-conforming 4-unit residential structure. RB zone. Ward 1.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 10/4
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on September 6, 2017 to continue the application to October 4, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to October 18, 2017.

82 Willow Avenue: (Case #ZBA 2017-30)	
Applicant:	Umesh and Dipti Mistri
Property Owner:	Umesh and Dipti Mistri
Agent:	N/A
Legal Notice:	Applicants / Owners, Umesh and Dipti Mistri, seek a Special Permit under §4.4.1 to make various alterations that include a complete renovation of the interior and exterior of the nonconforming three-family structure, a Special Permit under §9.13 for parking relief, and a Variance under §5.5 and Article 8 for creating a new nonconformity by constructing a rear addition and decks into the required rear yard setback. NB zone. Ward 6.
Date(s) of Hearing(s):	9/6, 9/27, 10/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 6, 2017 to continue the application to October 4, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 18, 2017.

161 Linwood Street: (Case #ZBA 2015-49-R1-0717)	
Applicant:	Herb Chambers I-93, Inc.
Property Owner:	Tauro Realty Trust, David Tauro, Trustee
Agent:	N/A
Legal Notice:	Applicant, Herb Chambers I-93, Inc. and Owner, Tauro Realty Trust with David Tauro, Trustee, seek a revision to a Special Permit with Site Plan Review under §5.2 and §5.3 of the SZO to alter a site plan including parking space dimensions and dumpster location. A Variance under §5.5 and §10.7 is sought for a fence exceeding 6 feet in height. IA Zone. Ward 2.
Date(s) of Hearing(s):	9/6, 9/27, 10/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to October 18, 2017.



Previously Opened Cases to be Heard

13 Pinckney Street: (Case #ZBA 2017-63)	
Applicant:	Jose Silva
Property Owner:	Joao Amaral
Agent:	N/A
Legal Notice:	Applicant, Jose Silva, and Owner, Joao Amaral, seek a Variance under Section 5.5 and 8.5 of the Somerville Zoning Ordinance (SZO) to legalize an existing unit in the basement of a two-family residence. RB Zone. Ward 1.
Date(s) of Hearing(s):	9/6, 10/4
Staff Recommendation:	Denial
ZBA Action:	Voted on September 6, 2017 to continue the application to October 4, 2017.
Current Status:	Will be heard.

130 Walnut Street: (Case #ZBA 2017-70)	
Applicant:	David Einis
Property Owner:	Garrett Realty, LLC
Agent:	N/A
Legal Notice:	Applicant, David Einis, and Owner, Garrett Realty, LLC, seek Special Permits under §4.4.1 and §8.5 of the SZO for: the upward extension of the non-conforming right side yard setback by raising the rear portion of the existing structure to a height of 30' 10 ¼ inches; constructing dormers within the right side yard setback; increasing the FAR by more than 25% by adding a large addition to the rear of the structure; Special Permits under §7.11 to increase the number of units from two to three; Special Permits under §9.13 for parking relief. RB zone. Ward 4.
Date(s) of Hearing(s):	9/27, 10/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	Will be heard.

21 Henderson Street: (Case #ZBA 2017-66)	
Applicant:	Nick Aalerud, Trustee of the Hepplewhite Realty Trust
Property Owner:	Nick Aalerud, Trustee of the Hepplewhite Realty Trust
Agent:	N/A
Legal Notice:	Applicant and Owner, Nick Aalerud being the Trustee of the Hepplewhite Realty Trust, seeks a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to construct a dormer on the rear of the structure within the required rear yard setback of the nonconforming structure. RB zone. Ward 5.
Date(s) of Hearing(s):	8/2, 8/16, 9/6, 10/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 6, 2017 to continue the application to October 4, 2017.
Current Status:	Will be heard.



263 Washington Street: (Case #ZBA 2017-40)	
Applicant:	261-263 Washington Somerville, LLC
Property Owner:	Michael E. & Constance O'Connor
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 261-263 Washington Somerville, LLC, and Owners, Michael E. & Constance O'Connor, seek Special Permits under the SZO Section 4.4.1 to increase the height of the building from three stories to four, increase the FAR to 2.0 and add an addition in the rear. Parking relief is sought under Section 9.13 of the SZO. NB zone. Ward 2.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 9/27, 10/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	Will be heard

34 Sargent Avenue: (Case #ZBA 2017-93)	
Applicant:	Matt Javitch as manager of 34 Sargent, LLC
Property Owner:	Matt Javitch as manager of 34 Sargent, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Matt Javitch as manager of 34 Sargent, LLC, seeks a Special Permit under SZO §4.4.1 to increase the nonconforming floor area ratio (FAR) by finishing the basement and extending a dormer within the nonconforming left side yard. RB zone. Ward 4.
Date(s) of Hearing(s):	9/27, 10/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 27, 2017 to continue the application to October 4, 2017.
Current Status:	Will be heard.

Other Business:

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports



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